Flat 1	Ground floor flat	Total floor area:	21 m^2	
	Date of assessment	05.12.2014	Date of certificate:	10.12.2014
	Type of assessment	Existing dwelling		
Flat 2	Ground floor flat	Total floor area:	18 m^2	
	Date of assessment	05.12.2014	Date of certificate:	10.12.2014
	Type of assessment	Existing dwelling		
Flat 3	Ground floor flat	Total floor area:	22 m^2	
	Date of assessment	05.12.2014	Date of certificate:	10.12.2014
	Type of assessment	Existing dwelling		
Flat 4	Mid-floor flat	Total floor area:	17 m^2	
	Date of assessment	05.12.2014	Date of certificate:	10.12.2014
	Type of assessment	Existing dwelling		
Flat 5	Mid-floor flat	Total floor area:	16 m^2	
	Date of assessment	05.12.2014	Date of certificate:	10.12.2014
	Type of assessment	Existing dwelling		
Flat 6	Mid-floor flat	Total floor area:	22 m^2	
	Date of assessment	05.12.2014	Date of certificate:	10.12.2014
	Type of assessment	Existing dwelling		
Flat 7	Top-floor flat	Total floor area:	19 m^2	
	Date of assessment	05.12.2014	Date of certificate:	10.12.2014
	Type of assessment	Existing dwelling		
Flat 8	Mid-floor flat	Total floor area:	14 m^2	
	Date of assessment	05.12.2014	Date of certificate:	10.12.2014
	Type of assessment	Existing dwelling		
Flat 9	Mid-floor flat	Total floor area:	21 m^2	
	Date of assessment	05.12.2014	Date of certificate:	10.12.2014
	Type of assessment	Existing dwelling		
Flat 10	Top-floor flat	Total floor area:	27 m^2	
	Date of assessment	20.07.2018	Date of certificate:	30.07.2018
	Type of assessment	Existing dwelling		
Flat 11	Mid-floor flat	Total floor area:	20 m^2	
	Date of assessment	05.12.2014	Date of certificate:	10.12.2014
	Type of assessment	Existing dwelling		

These EPC assessments were carried out by Mr Damien Davis, who also prepared the floor plans in 2014. Appendix 2 and Appendix 3

Energy Performance Certificate

Flat 1, 9 Langtry Road, LONDON, NW8 0AJ

Dwelling type:	Ground-floor flat	**Reference number:**	9034-2805-7722-9704-6865
Date of assessment:	05 December 2014	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	10 December 2014	**Total floor area:**	21 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

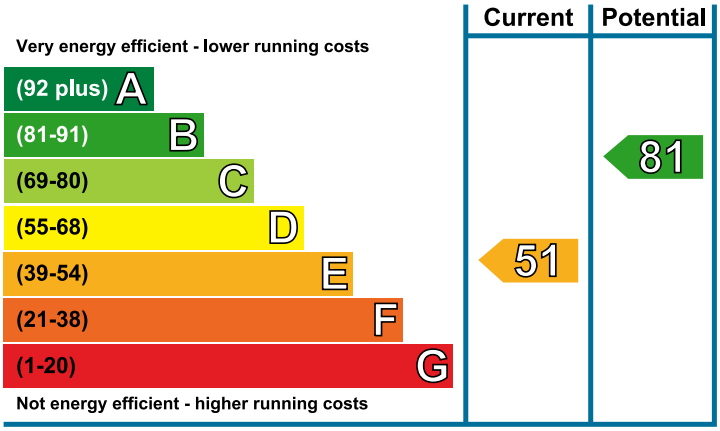
Estimated energy costs of dwelling for 3 years:	**£ 1,635**
Over 3 years you could save	**£ 990**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 81 over 3 years	£ 60 over 3 years	You could save £ 990 over 3 years
Heating	£ 966 over 3 years	£ 324 over 3 years	
Hot Water	£ 588 over 3 years	£ 261 over 3 years	
Totals	**£ 1,635**	**£ 645**	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 129	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 204	
3 Low energy lighting for all fixed outlets	£10	£ 18	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit **www.direct.gov.uk/savingenergy** or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Solid brick, with internal insulation	★★★★☆
	Solid brick, as built, no insulation (assumed)	★☆☆☆☆
Roof	(another dwelling above)	—
Floor	Solid, no insulation (assumed)	—
Windows	Fully double glazed	★★★★☆
Main heating	Room heaters, electric	★☆☆☆☆
Main heating controls	Appliance thermostats	★★★★☆
Secondary heating	None	—
Hot water	Electric immersion, standard tariff	★☆☆☆☆
Lighting	Low energy lighting in 50% of fixed outlets	★★★★☆

Current primary energy use per square metre of floor area: 550 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

See addendum on the last page relating to items in the table above.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Opportunity to benefit from a Green Deal on this property

The Green Deal may enable owners and occupiers to make improvements to their property to make it more energy efficient. Under a Green Deal, the cost of the improvements is repaid over time via a credit agreement. Repayments are made through a charge added to the electricity bill for the property. To see which improvements are recommended for this property, please turn to page 3. You can choose which improvements you want to install and ask for a quote from an authorised Green Deal provider. They will organise installation by an authorised Green Deal installer. If you move home, the responsibility for paying the Green Deal charge under the credit agreement passes to the new electricity bill payer.

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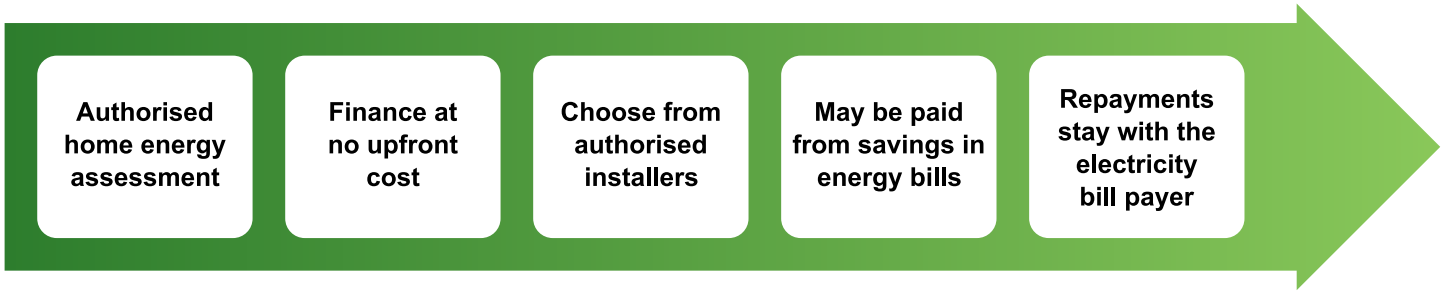

Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at **www.direct.gov.uk/savingenergy**. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Measures with a green tick are likely to be fully financed through the Green Deal since the cost of the measures should be covered by the energy they save. Additional support may be available for homes where solid wall insulation is recommended. If you want to take up measures with an orange tick, be aware you may need to contribute some payment up-front.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Internal or external wall insulation	£4,000 - £14,000	£ 43	D55	✓
Floor insulation (solid floor)	£4,000 - £6,000	£ 68	D61	✓
Low energy lighting for all fixed outlets	£10	£ 6	D62	
High heat retention storage heaters	£400 - £600	£ 179	C78	✓
Heat recovery system for mixer showers	£585 - £725	£ 14	C79	✓
High performance external doors	£1,000	£ 19	B81	✓

Alternative measures

There are alternative measures below which you could also consider for your home.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump

Choosing the right package

Visit **www.epcadviser.direct.gov.uk**, our online tool which uses information from this EPC to show you how to save money on your fuel bills. You can use this tool to personalise your Green Deal package.

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Public services all in one place

Green Deal package	Typical annual savings
Internal or external wall insulation	**Total savings of £252**
High heat retention storage heaters	
Electricity/gas/other fuel savings	£252 / £0 / £0

You could finance this package of measures under the Green Deal. It could **save you £252 a year** in energy costs, based on typical energy use. Some or all of this saving would be recouped through the charge on your bill.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Northgate Information Solutions. You can get contact details of the accreditation scheme at http://www.northgate-dea.co.uk/, together with details of their procedures for confirming authenticity of a certificate and for making a complaint. A copy of this EPC has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for compliance and marketing of relevant energy efficiency information. The Government may use some of this data for research or statistical purposes. Green Deal financial details that are obtained by the Government for these purposes will not be disclosed to non-authorised recipients. The current property owner and/or tenant may opt out of having their information shared for marketing purposes.

Assessor's accreditation number:	NGIS802641
Assessor's name:	Mr Damien Davis
Phone number:	07948 596262
E-mail address:	info@damiendavis.com
Related party disclosure:	No related party

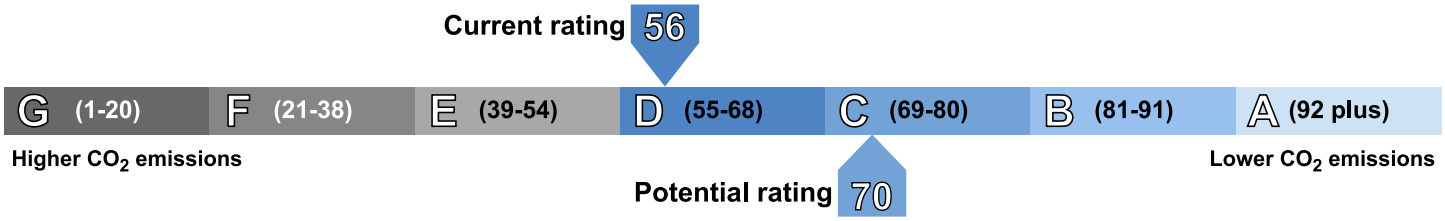
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at **www.epcregister.com**.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 2.0 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 0.7 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.



Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	2,228	N/A	N/A	(300)
Water heating (kWh per year)	1,352			

Addendum

A dual rate appliance(s) is present with a single-rate supply. A single-rate appliance has been used for the assessment. Changing the electricity tariff to an off-peak (dual rate) supply is likely to reduce fuel costs and improve the energy rating.

Energy Performance Certificate

Flat 2, 9 Langtry Road, LONDON, NW8 0AJ

Dwelling type:	Ground-floor flat	**Reference number:**	0558-1978-7222-3304-7964
Date of assessment:	05 December 2014	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	10 December 2014	**Total floor area:**	18 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

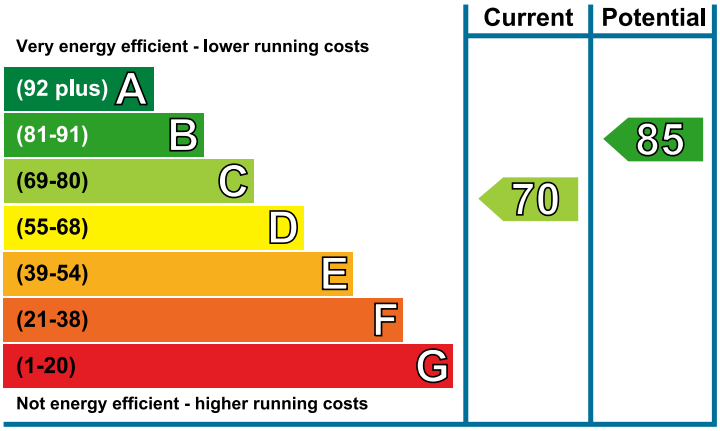
Estimated energy costs of dwelling for 3 years:	**£ 978**
Over 3 years you could save	**£ 486**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 72 over 3 years	£ 54 over 3 years	You could save £ 486 over 3 years
Heating	£ 324 over 3 years	£ 180 over 3 years	
Hot Water	£ 582 over 3 years	£ 258 over 3 years	
Totals	**£ 978**	**£ 492**	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 72	✓
2 Low energy lighting for all fixed outlets	£10	£ 18	
3 High heat retention storage heaters	£400 - £600	£ 357	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit **www.direct.gov.uk/savingenergy** or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Solid brick, with internal insulation	★★★★☆
Roof	(another dwelling above)	—
Floor	Solid, no insulation (assumed)	—
Windows	Fully double glazed	★★★★☆
Main heating	Room heaters, electric	★☆☆☆☆
Main heating controls	Appliance thermostats	★★★★☆
Secondary heating	None	—
Hot water	Electric immersion, standard tariff	★☆☆☆☆
Lighting	Low energy lighting in 50% of fixed outlets	★★★★☆

Current primary energy use per square metre of floor area: 387 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Opportunity to benefit from a Green Deal on this property

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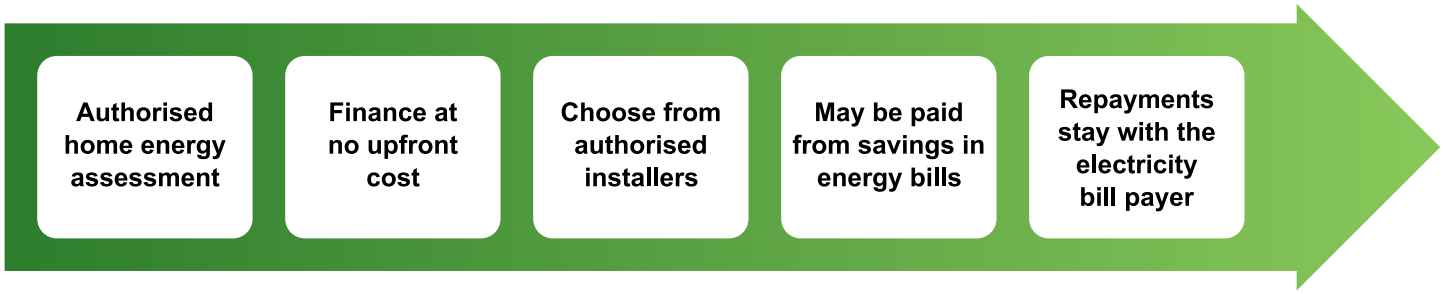

Recommendations

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Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Floor insulation (solid floor)	£4,000 - £6,000	£ 24	C72	
Low energy lighting for all fixed outlets	£10	£ 6	C73	
High heat retention storage heaters	£400 - £600	£ 119	B83	
Heat recovery system for mixer showers	£585 - £725	£ 13	B85	

Alternative measures

There are alternative measures below which you could also consider for your home.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump

Choosing the right package

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Green Deal package	Typical annual savings
High heat retention storage heaters	**Total savings of £128**
Electricity/gas/other fuel savings	£128 / £0 / £0

You could finance this package of measures under the Green Deal. It could **save you £128 a year** in energy costs, based on typical energy use. Some or all of this saving would be recouped through the charge on your bill.

About this document

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Assessor's accreditation number:	NGIS802641
Assessor's name:	Mr Damien Davis
Phone number:	07948 596262
E-mail address:	info@damiendavis.com
Related party disclosure:	No related party

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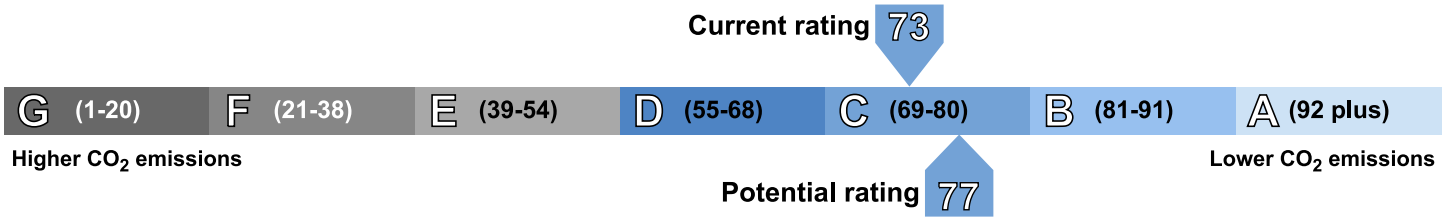
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.



Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	746	N/A	N/A	N/A
Water heating (kWh per year)	1,342			

Energy Performance Certificate

Flat 3, 9 Langtry Road, LONDON, NW8 0AJ

Dwelling type:	Ground-floor flat	**Reference number:**	9836-2805-7722-9704-2831
Date of assessment:	05 December 2014	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	10 December 2014	**Total floor area:**	22 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

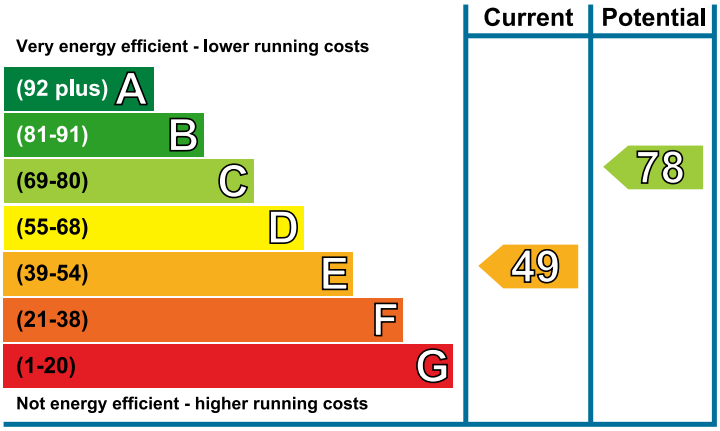
Estimated energy costs of dwelling for 3 years:	**£ 1,716**
Over 3 years you could save	**£ 969**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 81 over 3 years	£ 60 over 3 years	You could save £ 969 over 3 years
Heating	£ 1,047 over 3 years	£ 426 over 3 years	
Hot Water	£ 588 over 3 years	£ 261 over 3 years	
Totals	**£ 1,716**	**£ 747**	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 333	✓
2 Low energy lighting for all fixed outlets	£10	£ 18	
3 High heat retention storage heaters	£400 - £600	£ 579	✓

See page 3 for a full list of recommendations for this property.

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Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Cavity wall, with internal insulation	★★★★☆
Roof	(another dwelling above)	—
Floor	Solid, no insulation (assumed)	—
Windows	Fully double glazed	★★★★☆
Main heating	Room heaters, electric	★☆☆☆☆
Main heating controls	Appliance thermostats	★★★★☆
Secondary heating	None	—
Hot water	Electric immersion, standard tariff	★☆☆☆☆
Lighting	Low energy lighting in 50% of fixed outlets	★★★★☆

Current primary energy use per square metre of floor area: 547 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

See addendum on the last page relating to items in the table above.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Opportunity to benefit from a Green Deal on this property

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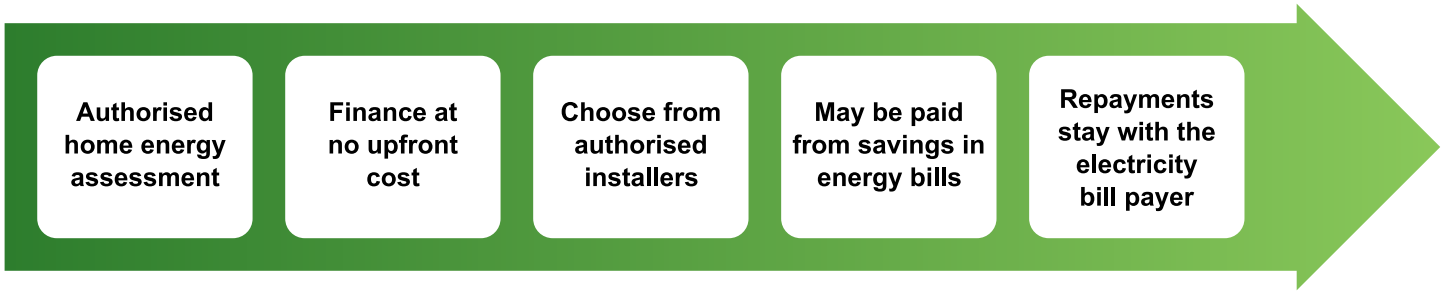

Recommendations

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Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Floor insulation (solid floor)	£4,000 - £6,000	£ 111	D59	
Low energy lighting for all fixed outlets	£10	£ 6	D60	
High heat retention storage heaters	£400 - £600	£ 193	C77	
Heat recovery system for mixer showers	£585 - £725	£ 14	C78	

Alternative measures

There are alternative measures below which you could also consider for your home.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump

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Green Deal package	Typical annual savings
High heat retention storage heaters	**Total savings of £241**
Electricity/gas/other fuel savings	£241 / £0 / £0

You could finance this package of measures under the Green Deal. It could **save you £241 a year** in energy costs, based on typical energy use. Some or all of this saving would be recouped through the charge on your bill.

About this document

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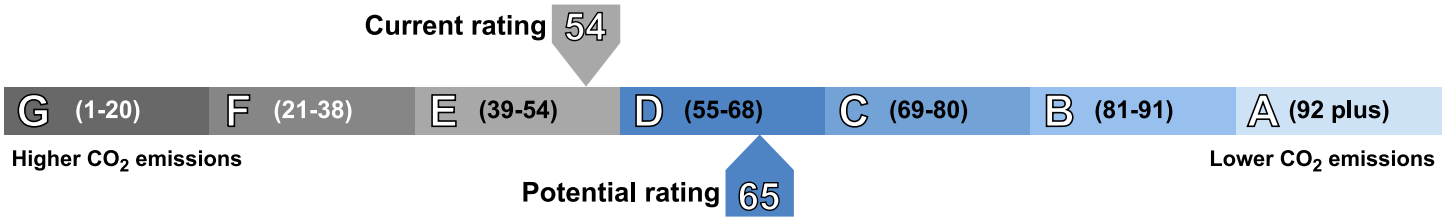
The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 2.1 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 0.5 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.



Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	2,412	N/A	N/A	N/A
Water heating (kWh per year)	1,357			

Addendum

A dual rate appliance(s) is present with a single-rate supply. A single-rate appliance has been used for the assessment. Changing the electricity tariff to an off-peak (dual rate) supply is likely to reduce fuel costs and improve the energy rating.

Energy Performance Certificate

Flat 4, 9 Langtry Road, LONDON, NW8 0AJ

Dwelling type:	Mid-floor flat	**Reference number:**	9330-2805-7723-9704-6865
Date of assessment:	05 December 2014	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	10 December 2014	**Total floor area:**	17 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

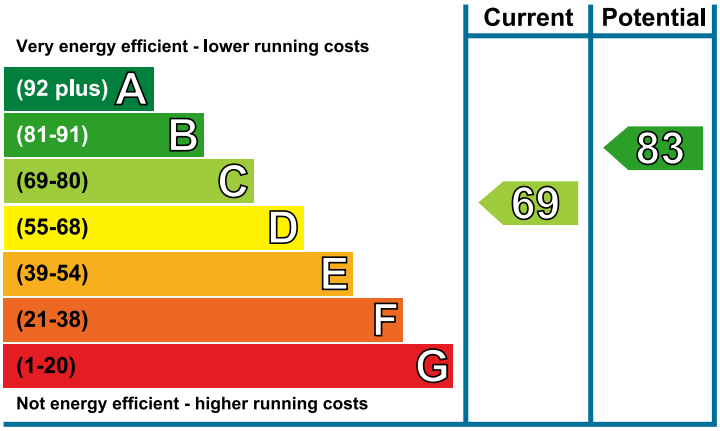
Estimated energy costs of dwelling for 3 years:	**£ 987**
Over 3 years you could save	**£ 450**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 72 over 3 years	£ 54 over 3 years	You could save £ 450 over 3 years
Heating	£ 333 over 3 years	£ 225 over 3 years	
Hot Water	£ 582 over 3 years	£ 258 over 3 years	
Totals	**£ 987**	**£ 537**	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£10	£ 18	
2 High heat retention storage heaters	£400 - £600	£ 396	
3 Heat recovery system for mixer showers	£585 - £725	£ 39	

To find out more about the recommended measures and other actions you could take today to save money, visit **www.direct.gov.uk/savingenergy** or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Cavity wall, with internal insulation	★★★★☆
Roof	(another dwelling above)	—
Floor	(another dwelling below)	—
Windows	Fully double glazed	★★★★☆
Main heating	Room heaters, electric	★☆☆☆☆
Main heating controls	Appliance thermostats	★★★★☆
Secondary heating	None	—
Hot water	Electric immersion, standard tariff	★☆☆☆☆
Lighting	Low energy lighting in 50% of fixed outlets	★★★★☆

Current primary energy use per square metre of floor area: 409 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

See addendum on the last page relating to items in the table above.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Opportunity to benefit from a Green Deal on this property

The Green Deal may enable owners and occupiers to make improvements to their property to make it more energy efficient. Under a Green Deal, the cost of the improvements is repaid over time via a credit agreement. Repayments are made through a charge added to the electricity bill for the property. To see which improvements are recommended for this property, please turn to page 3. You can choose which improvements you want to install and ask for a quote from an authorised Green Deal provider. They will organise installation by an authorised Green Deal installer. If you move home, the responsibility for paying the Green Deal charge under the credit agreement passes to the new electricity bill payer.

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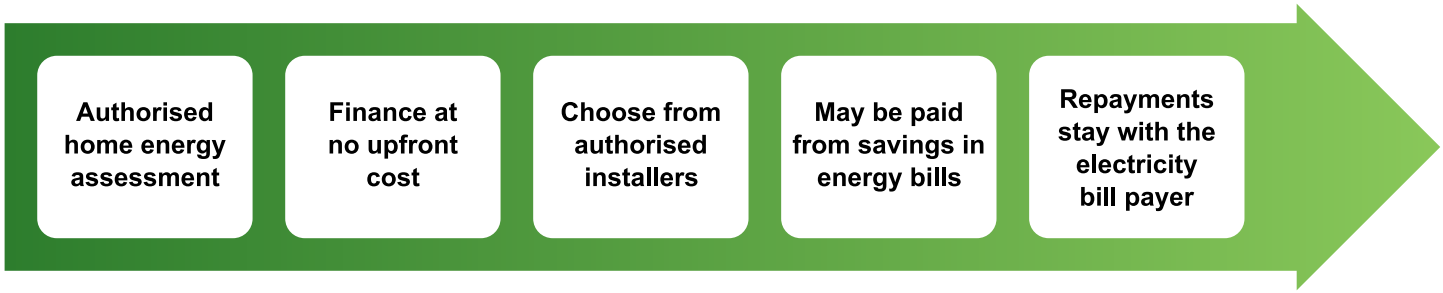

Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at **www.direct.gov.uk/savingenergy**. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Measures with a green tick are likely to be fully financed through the Green Deal since the cost of the measures should be covered by the energy they save. Additional support may be available for homes where solid wall insulation is recommended. If you want to take up measures with an orange tick, be aware you may need to contribute some payment up-front.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Low energy lighting for all fixed outlets	£10	£ 6	C69	
High heat retention storage heaters	£400 - £600	£ 132	B82	
Heat recovery system for mixer showers	£585 - £725	£ 13	B83	

Alternative measures

There are alternative measures below which you could also consider for your home.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump

Choosing the right package

Visit **www.epcadviser.direct.gov.uk**, our online tool which uses information from this EPC to show you how to save money on your fuel bills. You can use this tool to personalise your Green Deal package.

Directgov
Public services all in one place

Green Deal package	Typical annual savings
High heat retention storage heaters	**Total savings of £130**
Electricity/gas/other fuel savings	£130 / £0 / £0

You could finance this package of measures under the Green Deal. It could **save you £130 a year** in energy costs, based on typical energy use. Some or all of this saving would be recouped through the charge on your bill.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Northgate Information Solutions. You can get contact details of the accreditation scheme at http://www.northgate-dea.co.uk/, together with details of their procedures for confirming authenticity of a certificate and for making a complaint. A copy of this EPC has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for compliance and marketing of relevant energy efficiency information. The Government may use some of this data for research or statistical purposes. Green Deal financial details that are obtained by the Government for these purposes will not be disclosed to non-authorised recipients. The current property owner and/or tenant may opt out of having their information shared for marketing purposes.

Assessor's accreditation number:	NGIS802641
Assessor's name:	Mr Damien Davis
Phone number:	07948 596262
E-mail address:	info@damiendavis.com
Related party disclosure:	No related party

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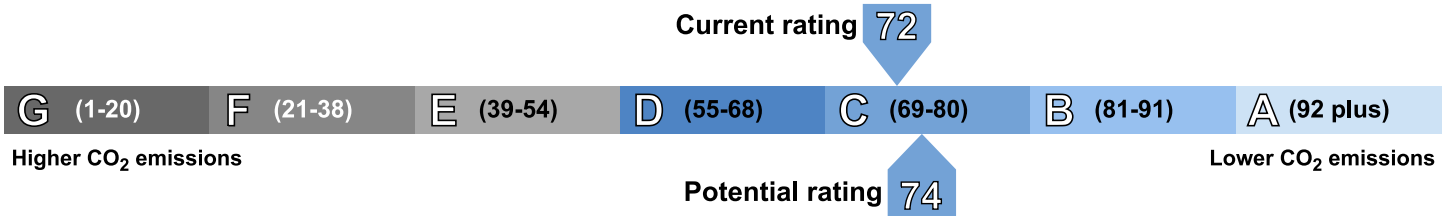
One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 1.2 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.



Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	770	N/A	N/A	N/A
Water heating (kWh per year)	1,340			

Addendum

A dual rate appliance(s) is present with a single-rate supply. A single-rate appliance has been used for the assessment. Changing the electricity tariff to an off-peak (dual rate) supply is likely to reduce fuel costs and improve the energy rating.

Energy Performance Certificate

Flat 5, 9 Langtry Road, LONDON, NW8 0AJ

Dwelling type:	Mid-floor flat	**Reference number:**	0158-0978-7232-3104-7910
Date of assessment:	05 December 2014	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	10 December 2014	**Total floor area:**	16 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

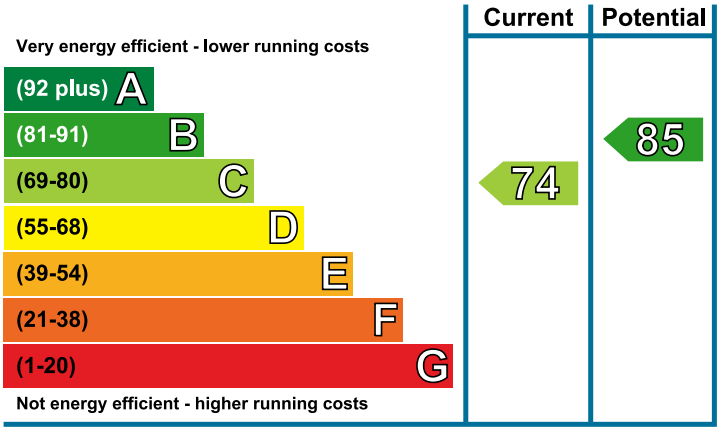
Estimated energy costs of dwelling for 3 years:	**£ 837**
Over 3 years you could save	**£ 381**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 69 over 3 years	£ 51 over 3 years	You could save £ 381 over 3 years
Heating	£ 186 over 3 years	£ 147 over 3 years	
Hot Water	£ 582 over 3 years	£ 258 over 3 years	
Totals	**£ 837**	**£ 456**	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£10	£ 18	
2 High heat retention storage heaters	£400 - £600	£ 324	
3 Heat recovery system for mixer showers	£585 - £725	£ 39	

To find out more about the recommended measures and other actions you could take today to save money, visit **www.direct.gov.uk/savingenergy** or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Solid brick, with internal insulation	★★★★☆
Roof	(another dwelling above)	—
Floor	(another dwelling below)	—
Windows	Fully double glazed	★★★★☆
Main heating	Room heaters, electric	★☆☆☆☆
Main heating controls	Appliance thermostats	★★★★☆
Secondary heating	None	—
Hot water	Electric immersion, standard tariff	★☆☆☆☆
Lighting	Low energy lighting in 50% of fixed outlets	★★★★☆

Current primary energy use per square metre of floor area: 361 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

See addendum on the last page relating to items in the table above.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Opportunity to benefit from a Green Deal on this property

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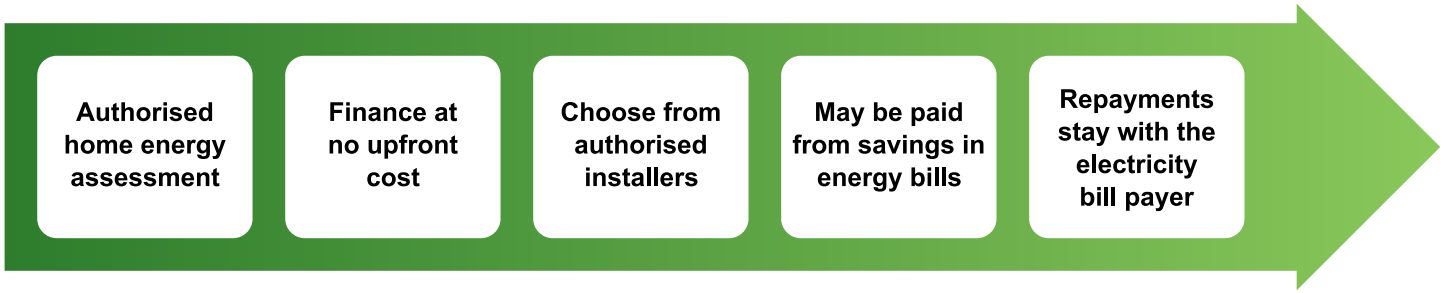

Recommendations

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Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Low energy lighting for all fixed outlets	£10	£ 6	C75	
High heat retention storage heaters	£400 - £600	£ 108	B84	
Heat recovery system for mixer showers	£585 - £725	£ 13	B85	

Alternative measures

There are alternative measures below which you could also consider for your home.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump

Choosing the right package

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Public services all in one place

Green Deal package	Typical annual savings
High heat retention storage heaters	**Total savings of £106**
Electricity/gas/other fuel savings	£106 / £0 / £0

You could finance this package of measures under the Green Deal. It could **save you £106 a year** in energy costs, based on typical energy use. Some or all of this saving would be recouped through the charge on your bill.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Northgate Information Solutions. You can get contact details of the accreditation scheme at http://www.northgate-dea.co.uk/, together with details of their procedures for confirming authenticity of a certificate and for making a complaint. A copy of this EPC has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for compliance and marketing of relevant energy efficiency information. The Government may use some of this data for research or statistical purposes. Green Deal financial details that are obtained by the Government for these purposes will not be disclosed to non-authorised recipients. The current property owner and/or tenant may opt out of having their information shared for marketing purposes.

Assessor's accreditation number:	NGIS802641
Assessor's name:	Mr Damien Davis
Phone number:	07948 596262
E-mail address:	info@damiendavis.com
Related party disclosure:	No related party

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About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

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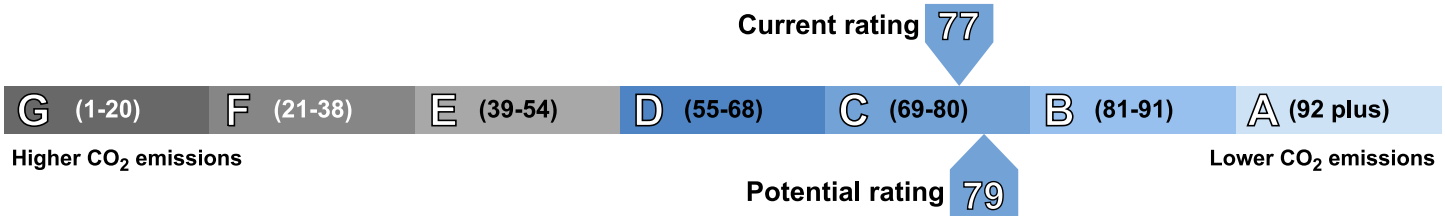


Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	431	N/A	N/A	N/A
Water heating (kWh per year)	1,339			

Addendum

A dual rate appliance(s) is present with a single-rate supply. A single-rate appliance has been used for the assessment. Changing the electricity tariff to an off-peak (dual rate) supply is likely to reduce fuel costs and improve the energy rating.

Energy Performance Certificate

Flat 6, 9 Langtry Road, LONDON, NW8 0AJ

Dwelling type:	Mid-floor flat	**Reference number:**	8893-9753-3029-7707-8243
Date of assessment:	05 December 2014	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	10 December 2014	**Total floor area:**	22 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

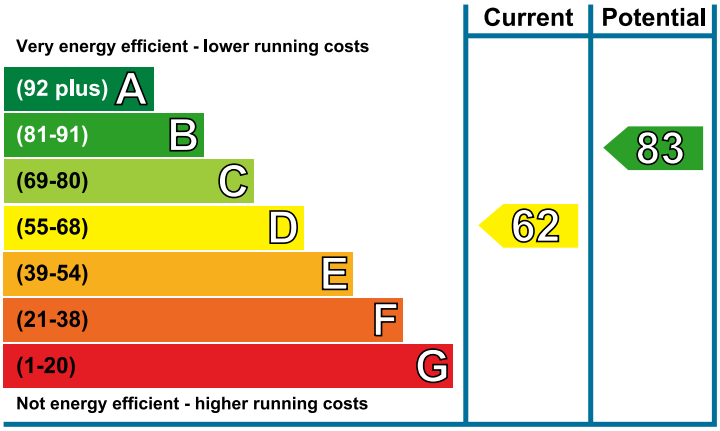
Estimated energy costs of dwelling for 3 years:	**£ 1,281**
Over 3 years you could save	**£ 702**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 81 over 3 years	£ 60 over 3 years	You could save £ 702 over 3 years
Heating	£ 612 over 3 years	£ 258 over 3 years	
Hot Water	£ 588 over 3 years	£ 261 over 3 years	
Totals	**£ 1,281**	**£ 579**	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 216	✓
2 Low energy lighting for all fixed outlets	£10	£ 18	
3 High heat retention storage heaters	£400 - £600	£ 426	✓

See page 3 for a full list of recommendations for this property.

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Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Solid brick, with internal insulation	★★★★☆
	Solid brick, as built, no insulation (assumed)	★☆☆☆☆
Roof	(another dwelling above)	—
Floor	(another dwelling below)	—
Windows	Fully double glazed	★★★★☆
Main heating	Room heaters, electric	★☆☆☆☆
Main heating controls	Appliance thermostats	★★★★☆
Secondary heating	None	—
Hot water	Electric immersion, standard tariff	★☆☆☆☆
Lighting	Low energy lighting in 50% of fixed outlets	★★★★☆

Current primary energy use per square metre of floor area: 420 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

See addendum on the last page relating to items in the table above.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Opportunity to benefit from a Green Deal on this property

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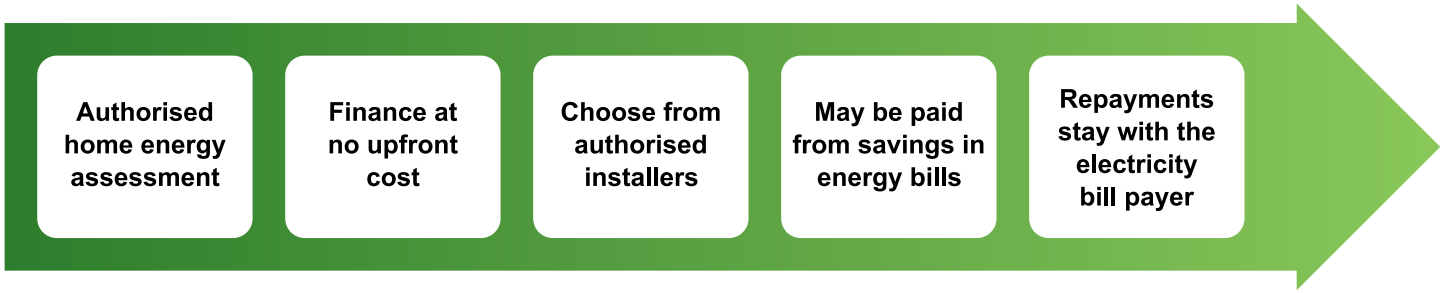

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Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Internal or external wall insulation	£4,000 - £14,000	£ 72	C69	✓
Low energy lighting for all fixed outlets	£10	£ 6	C69	
High heat retention storage heaters	£400 - £600	£ 142	B82	✓
Heat recovery system for mixer showers	£585 - £725	£ 14	B83	✓

Alternative measures

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Public services all in one place

Green Deal package	Typical annual savings
Internal or external wall insulation	**Total savings of £212**
High heat retention storage heaters	
Electricity/gas/other fuel savings	£212 / £0 / £0

You could finance this package of measures under the Green Deal. It could **save you £212 a year** in energy costs, based on typical energy use. Some or all of this saving would be recouped through the charge on your bill.

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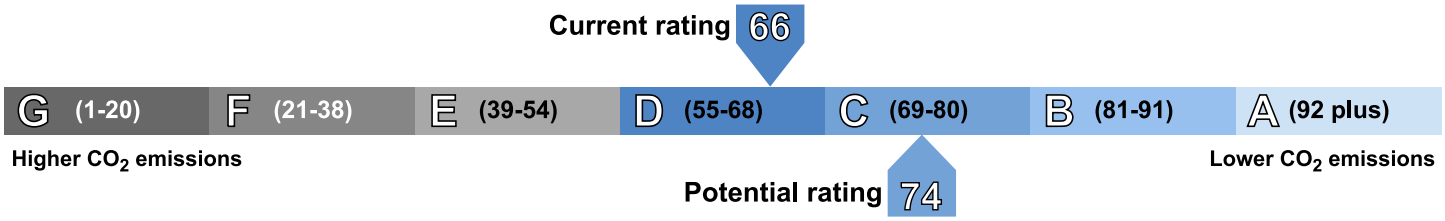


Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	1,407	N/A	N/A	(495)
Water heating (kWh per year)	1,354			

Addendum

A dual rate appliance(s) is present with a single-rate supply. A single-rate appliance has been used for the assessment. Changing the electricity tariff to an off-peak (dual rate) supply is likely to reduce fuel costs and improve the energy rating.

Energy Performance Certificate

Flat 7, 9 Langtry Road, LONDON, NW8 0AJ

Dwelling type:	Top-floor flat	**Reference number:**	8894-1753-3029-3707-5243
Date of assessment:	05 December 2014	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	10 December 2014	**Total floor area:**	19 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

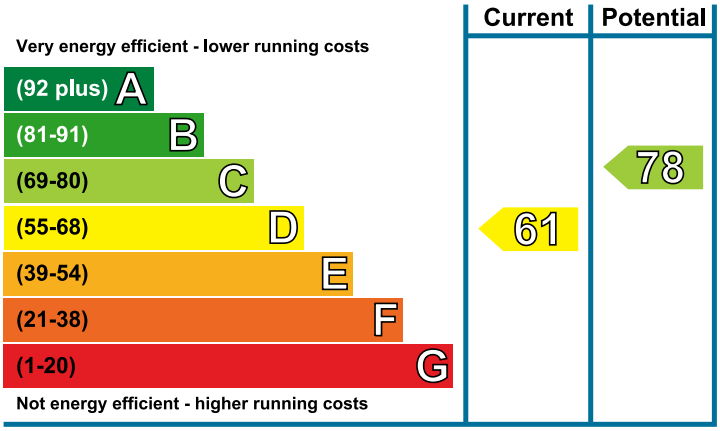
Estimated energy costs of dwelling for 3 years:	**£ 1,260**
Over 3 years you could save	**£ 555**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 75 over 3 years	£ 84 over 3 years	You could save £ 555 over 3 years
Heating	£ 603 over 3 years	£ 363 over 3 years	
Hot Water	£ 582 over 3 years	£ 258 over 3 years	
Totals	**£ 1,260**	**£ 705**	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 High heat retention storage heaters	£400 - £600	£ 516	
2 Heat recovery system for mixer showers	£585 - £725	£ 39	

To find out more about the recommended measures and other actions you could take today to save money, visit **www.direct.gov.uk/savingenergy** or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Cavity wall, with internal insulation	★★★★☆
	Solid brick, as built, insulated (assumed)	★★★★☆
Roof	Flat, insulated (assumed)	★★★☆☆
Floor	(another dwelling below)	—
Windows	Fully double glazed	★★★★☆
Main heating	Room heaters, electric	★☆☆☆☆
Main heating controls	Appliance thermostats	★★★★☆
Secondary heating	None	—
Hot water	Electric immersion, standard tariff	★☆☆☆☆
Lighting	Low energy lighting in 50% of fixed outlets	★★★★☆

Current primary energy use per square metre of floor area: 477 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

See addendum on the last page relating to items in the table above.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Opportunity to benefit from a Green Deal on this property

The Green Deal may enable owners and occupiers to make improvements to their property to make it more energy efficient. Under a Green Deal, the cost of the improvements is repaid over time via a credit agreement. Repayments are made through a charge added to the electricity bill for the property. To see which improvements are recommended for this property, please turn to page 3. You can choose which improvements you want to install and ask for a quote from an authorised Green Deal provider. They will organise installation by an authorised Green Deal installer. If you move home, the responsibility for paying the Green Deal charge under the credit agreement passes to the new electricity bill payer.

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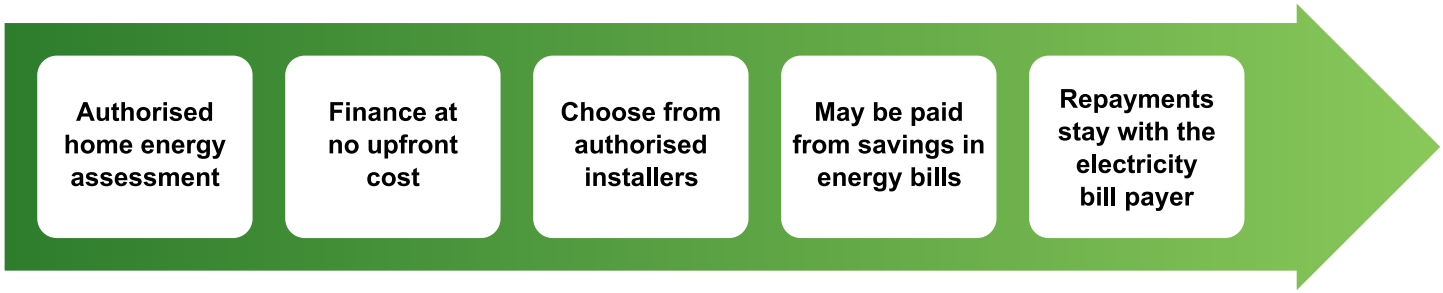

Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at **www.direct.gov.uk/savingenergy**. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Measures with a green tick are likely to be fully financed through the Green Deal since the cost of the measures should be covered by the energy they save. Additional support may be available for homes where solid wall insulation is recommended. If you want to take up measures with an orange tick, be aware you may need to contribute some payment up-front.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
High heat retention storage heaters	£400 - £600	£ 172	C77	
Heat recovery system for mixer showers	£585 - £725	£ 13	C78	

Alternative measures

There are alternative measures below which you could also consider for your home.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump

Choosing the right package

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Public services all in one place

Green Deal package	Typical annual savings
High heat retention storage heaters	**Total savings of £172**
Electricity/gas/other fuel savings	£172 / £0 / £0

You could finance this package of measures under the Green Deal. It could **save you £172 a year** in energy costs, based on typical energy use. Some or all of this saving would be recouped through the charge on your bill.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Northgate Information Solutions. You can get contact details of the accreditation scheme at http://www.northgate-dea.co.uk/, together with details of their procedures for confirming authenticity of a certificate and for making a complaint. A copy of this EPC has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for compliance and marketing of relevant energy efficiency information. The Government may use some of this data for research or statistical purposes. Green Deal financial details that are obtained by the Government for these purposes will not be disclosed to non-authorised recipients. The current property owner and/or tenant may opt out of having their information shared for marketing purposes.

Assessor's accreditation number:	NGIS802641
Assessor's name:	Mr Damien Davis
Phone number:	07948 596262
E-mail address:	info@damiendavis.com
Related party disclosure:	No related party

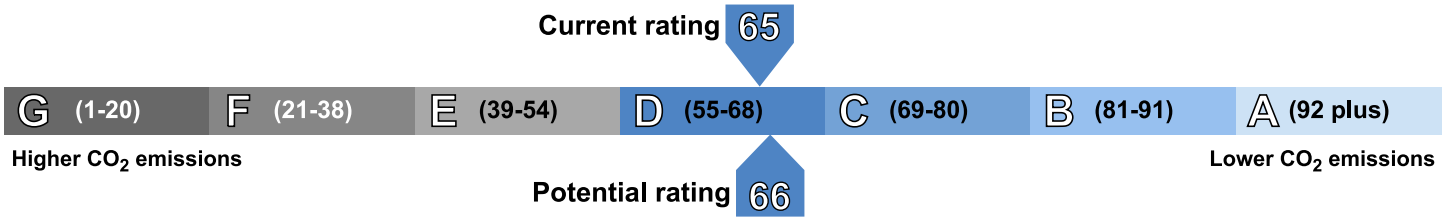
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at **www.epcregister.com**.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 1.5 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 0.1 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.



Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	1,392	N/A	N/A	N/A
Water heating (kWh per year)	1,344			

Addendum

A dual rate appliance(s) is present with a single-rate supply. A single-rate appliance has been used for the assessment. Changing the electricity tariff to an off-peak (dual rate) supply is likely to reduce fuel costs and improve the energy rating.

Energy Performance Certificate

Flat 8, 9 Langtry Road, LONDON, NW8 0AJ

Dwelling type:	Mid-floor flat	**Reference number:**	0358-0978-7232-3304-7984
Date of assessment:	05 December 2014	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	10 December 2014	**Total floor area:**	14 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

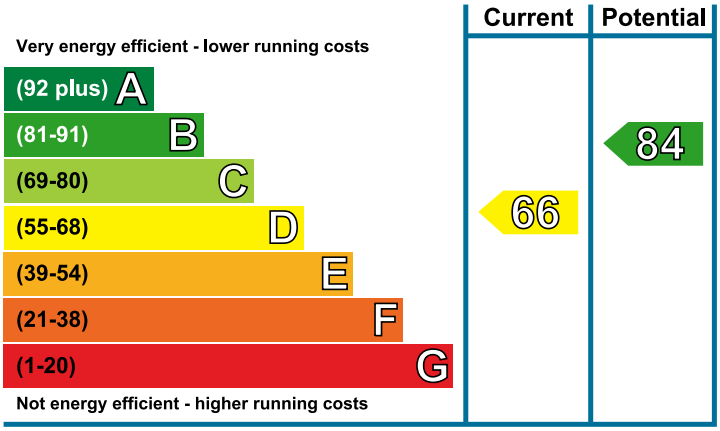
Estimated energy costs of dwelling for 3 years:	**£ 1,026**
Over 3 years you could save	**£ 555**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 66 over 3 years	£ 48 over 3 years	You could save £ 555 over 3 years
Heating	£ 381 over 3 years	£ 165 over 3 years	
Hot Water	£ 579 over 3 years	£ 258 over 3 years	
Totals	**£ 1,026**	**£ 471**	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 162	✓
2 Low energy lighting for all fixed outlets	£10	£ 18	
3 High heat retention storage heaters	£400 - £600	£ 339	✓

See page 3 for a full list of recommendations for this property.

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Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Solid brick, with internal insulation	★★★★☆
	Solid brick, as built, no insulation (assumed)	★☆☆☆☆
Roof	(another dwelling above)	—
Floor	(another dwelling below)	—
Windows	Fully double glazed	★★★★☆
Main heating	Room heaters, electric	★☆☆☆☆
Main heating controls	Appliance thermostats	★★★★☆
Secondary heating	None	—
Hot water	Electric immersion, standard tariff	★☆☆☆☆
Lighting	Low energy lighting in 50% of fixed outlets	★★★★☆

Current primary energy use per square metre of floor area: 506 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

See addendum on the last page relating to items in the table above.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Opportunity to benefit from a Green Deal on this property

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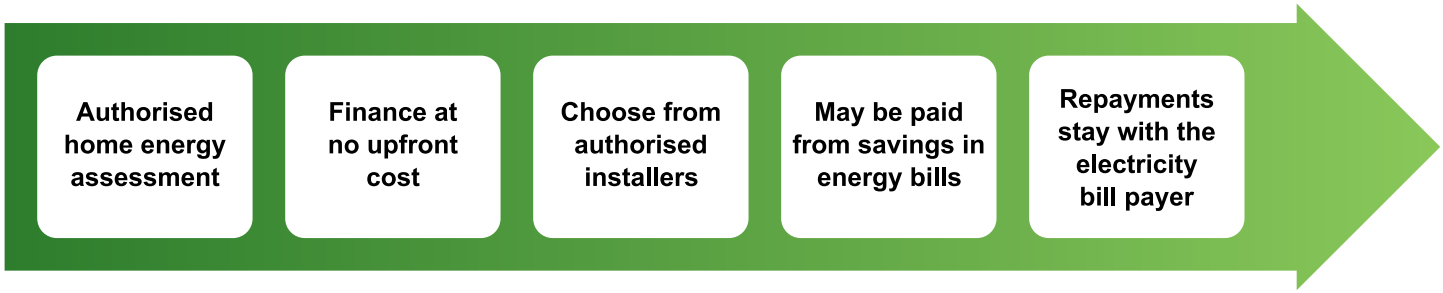

Recommendations

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Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Internal or external wall insulation	£4,000 - £14,000	£ 54	C72	✓
Low energy lighting for all fixed outlets	£10	£ 6	C73	
High heat retention storage heaters	£400 - £600	£ 113	B83	✓
Heat recovery system for mixer showers	£585 - £725	£ 13	B84	✓

Alternative measures

There are alternative measures below which you could also consider for your home.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump

Choosing the right package

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Green Deal package	Typical annual savings
Internal or external wall insulation	**Total savings of £166**
High heat retention storage heaters	
Electricity/gas/other fuel savings	£166 / £0 / £0

You could finance this package of measures under the Green Deal. It could **save you £166 a year** in energy costs, based on typical energy use. Some or all of this saving would be recouped through the charge on your bill.

About this document

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Assessor's accreditation number:	NGIS802641
Assessor's name:	Mr Damien Davis
Phone number:	07948 596262
E-mail address:	info@damiendavis.com
Related party disclosure:	No related party

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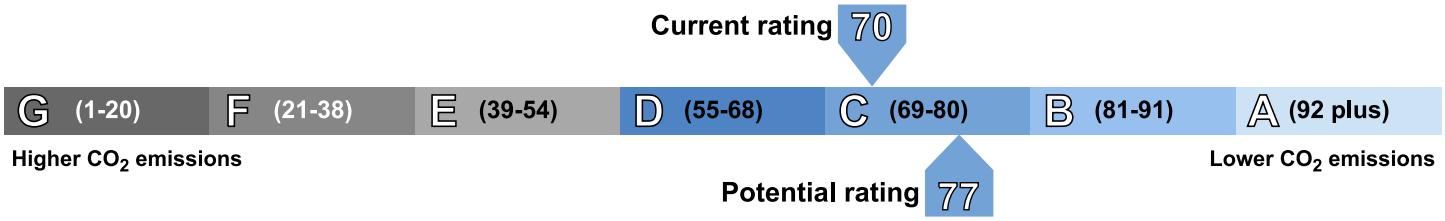
About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 1.2 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 0.3 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.



Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	881	N/A	N/A	(373)
Water heating (kWh per year)	1,337			

Addendum

A dual rate appliance(s) is present with a single-rate supply. A single-rate appliance has been used for the assessment. Changing the electricity tariff to an off-peak (dual rate) supply is likely to reduce fuel costs and improve the energy rating.

Energy Performance Certificate

Flat 9, 9 Langtry Road, LONDON, NW8 0AJ

Dwelling type:	Mid-floor flat	**Reference number:**	8890-2753-4029-9707-8243
Date of assessment:	05 December 2014	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	10 December 2014	**Total floor area:**	21 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

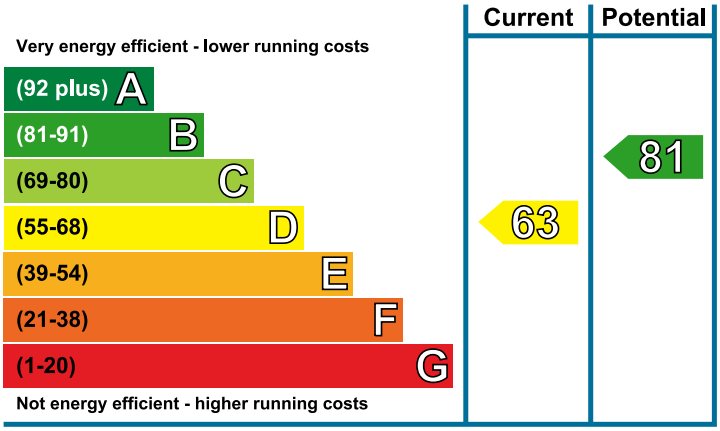
Estimated energy costs of dwelling for 3 years:	**£ 1,248**
Over 3 years you could save	**£ 609**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 78 over 3 years	£ 57 over 3 years	You could save £ 609 over 3 years
Heating	£ 585 over 3 years	£ 324 over 3 years	
Hot Water	£ 585 over 3 years	£ 258 over 3 years	
Totals	**£ 1,248**	**£ 639**	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

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The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 66	✓
2 Low energy lighting for all fixed outlets	£10	£ 18	
3 High heat retention storage heaters	£400 - £600	£ 486	✓

See page 3 for a full list of recommendations for this property.

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Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Solid brick, with internal insulation	★★★★☆
	Solid brick, as built, no insulation (assumed)	★☆☆☆☆
Roof	(another dwelling above)	—
Floor	(another dwelling below)	—
Windows	Fully double glazed	★★★★☆
Main heating	Room heaters, electric	★☆☆☆☆
Main heating controls	Appliance thermostats	★★★★☆
Secondary heating	None	—
Hot water	Electric immersion, standard tariff	★☆☆☆☆
Lighting	Low energy lighting in 50% of fixed outlets	★★★★☆

Current primary energy use per square metre of floor area: 425 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

See addendum on the last page relating to items in the table above.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Opportunity to benefit from a Green Deal on this property

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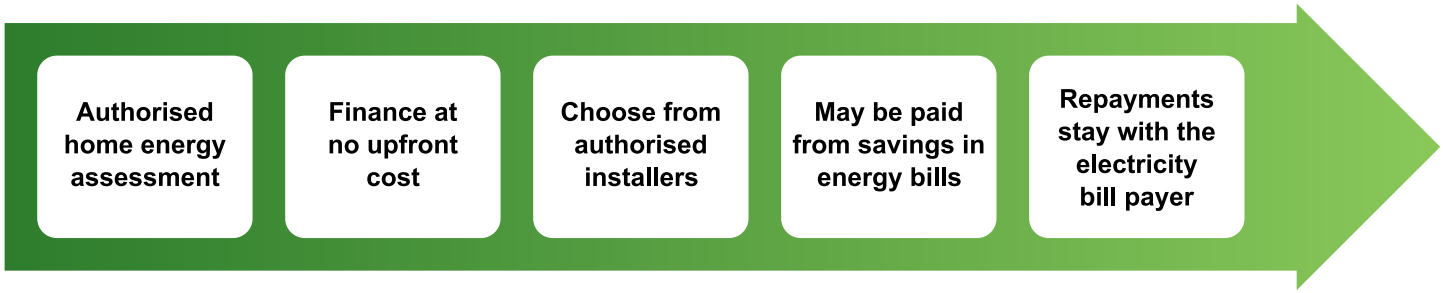

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Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Internal or external wall insulation	£4,000 - £14,000	£ 22	D65	✓
Low energy lighting for all fixed outlets	£10	£ 6	D65	
High heat retention storage heaters	£400 - £600	£ 162	C80	✓
Heat recovery system for mixer showers	£585 - £725	£ 14	B81	✓

Alternative measures

There are alternative measures below which you could also consider for your home.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump

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Directgov
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Green Deal package	Typical annual savings
Internal or external wall insulation	**Total savings of £181**
High heat retention storage heaters	
Electricity/gas/other fuel savings	£181 / £0 / £0

You could finance this package of measures under the Green Deal. It could **save you £181 a year** in energy costs, based on typical energy use. Some or all of this saving would be recouped through the charge on your bill.

About this document

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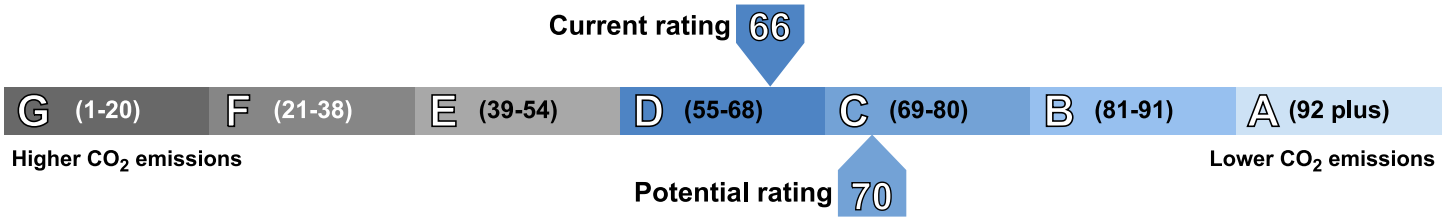


Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	1,349	N/A	N/A	(151)
Water heating (kWh per year)	1,351			

Addendum

A dual rate appliance(s) is present with a single-rate supply. A single-rate appliance has been used for the assessment. Changing the electricity tariff to an off-peak (dual rate) supply is likely to reduce fuel costs and improve the energy rating.

Energy Performance Certificate

HM Government

Flat 10, 9 Langtry Road, LONDON, NW8 0AJ

Dwelling type:	Top-floor flat	**Reference number:**	8228-7723-3740-2050-8922
Date of assessment:	20 July 2018	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	30 July 2018	**Total floor area:**	27 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

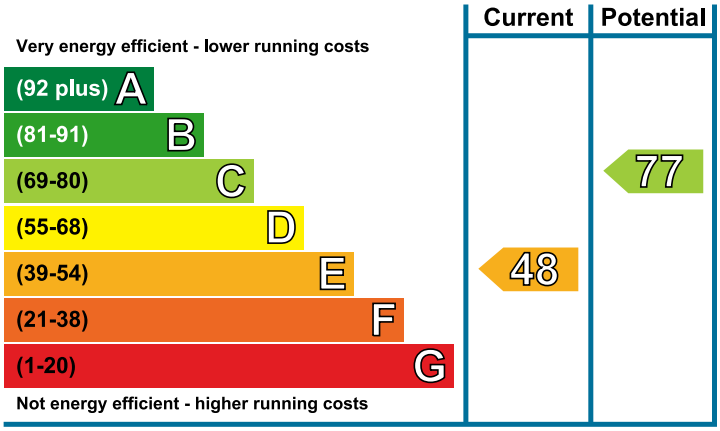
Estimated energy costs of dwelling for 3 years:	**£ 2,154**
Over 3 years you could save	**£ 1,350**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 72 over 3 years	£ 72 over 3 years	You could save £ 1,350 over 3 years
Heating	£ 1,359 over 3 years	£ 465 over 3 years	
Hot Water	£ 723 over 3 years	£ 267 over 3 years	
Totals	**£ 2,154**	**£ 804**	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 684
2 Change heating to gas condensing boiler	£3,000 - £7,000	£ 666

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Solid brick, as built, no insulation (assumed)	★☆☆☆☆
Roof	Pitched, 270 mm loft insulation	★★★★☆
Floor	(another dwelling below)	—
Windows	Fully double glazed	★★★☆☆
Main heating	Room heaters, electric	★☆☆☆☆
Main heating controls	Appliance thermostats	★★★★☆
Secondary heating	None	—
Hot water	Electric immersion, standard tariff	★☆☆☆☆
Lighting	Low energy lighting in all fixed outlets	★★★★★

Current primary energy use per square metre of floor area: 493 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. ‘Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	2,738	N/A	N/A	(1,380)
Water heating (kWh per year)	1,455			

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat, subject to meeting minimum energy efficiency requirements. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at www.gov.uk/energy-grants-calculator. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement
Internal or external wall insulation	£4,000 - £14,000	£ 228	D65
Change heating to gas condensing boiler	£3,000 - £7,000	£ 222	C77

Alternative measures

There are alternative measures below which you could also consider for your home.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump
- Micro CHP

Opportunity to benefit from a Green Deal on this property

Green Deal Finance allows you to pay for some of the cost of your improvements in instalments under a Green Deal Plan (note that this is a credit agreement, but with instalments being added to the electricity bill for the property). The availability of a Green Deal Plan will depend upon your financial circumstances. There is a limit to how much Green Deal Finance can be used, which is determined by how much energy the improvements are estimated to **save** for a 'typical household'.

You may be able to obtain support towards repairs or replacements of heating systems and/or basic insulation measures, if you are in receipt of qualifying benefits or tax credits. To learn more about this scheme and the rules about eligibility, call the Energy Saving Advice Service on **0300 123 1234** for England and Wales.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Elmhurst Energy Systems Ltd. You can obtain contact details of the Accreditation Scheme at www.elmhurstenergy.co.uk.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.epcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit www.epcregister.com. To opt out of having information about your building made publicly available, please visit www.epcregister.com/optout.

Assessor's accreditation number:	EES/018400
Assessor's name:	Mr. Damien Davis
Phone number:	07948596262
E-mail address:	info@damiendavis.com
Related party disclosure:	No related party

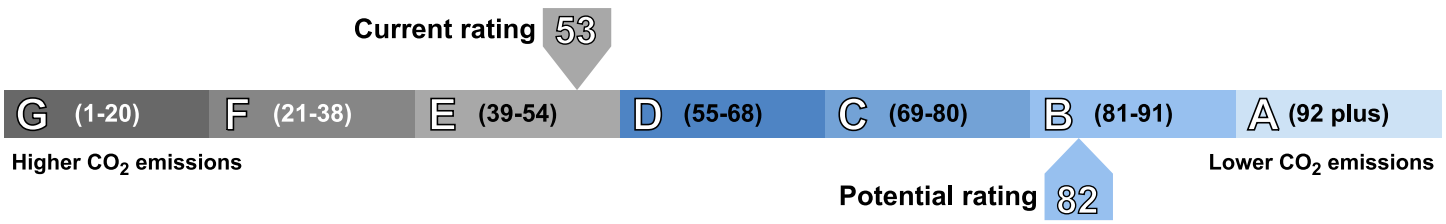
There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 2.3 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 1.4 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.



Energy Performance Certificate

Flat 11, 9 Langtry Road, LONDON, NW8 0AJ

Dwelling type:	Top-floor flat	**Reference number:**	9436-2805-7724-9704-7845
Date of assessment:	05 December 2014	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	10 December 2014	**Total floor area:**	20 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

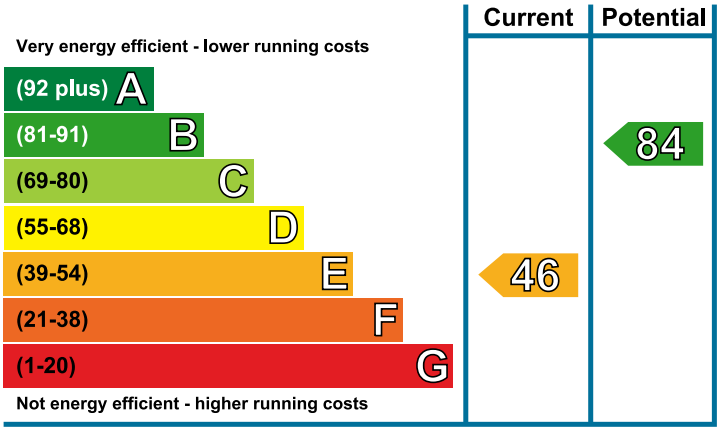
Estimated energy costs of dwelling for 3 years:	**£ 1,770**
Over 3 years you could save	**£ 1,251**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 78 over 3 years	£ 57 over 3 years	You could save £ 1,251 over 3 years
Heating	£ 1,107 over 3 years	£ 204 over 3 years	
Hot Water	£ 585 over 3 years	£ 258 over 3 years	
Totals	**£ 1,770**	**£ 519**	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 813	✓
2 Low energy lighting for all fixed outlets	£10	£ 18	
3 High heat retention storage heaters	£400 - £600	£ 378	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit **www.direct.gov.uk/savingenergy** or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Solid brick, with internal insulation	★★★★☆
Roof	Pitched, no insulation	★☆☆☆☆
Floor	(another dwelling below)	—
Windows	Fully double glazed	★★★★☆
Main heating	Room heaters, electric	★☆☆☆☆
Main heating controls	Appliance thermostats	★★★★☆
Secondary heating	None	—
Hot water	Electric immersion, standard tariff	★☆☆☆☆
Lighting	Low energy lighting in 50% of fixed outlets	★★★★☆

Current primary energy use per square metre of floor area: 620 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

See addendum on the last page relating to items in the table above.

Low and zero carbon energy sources

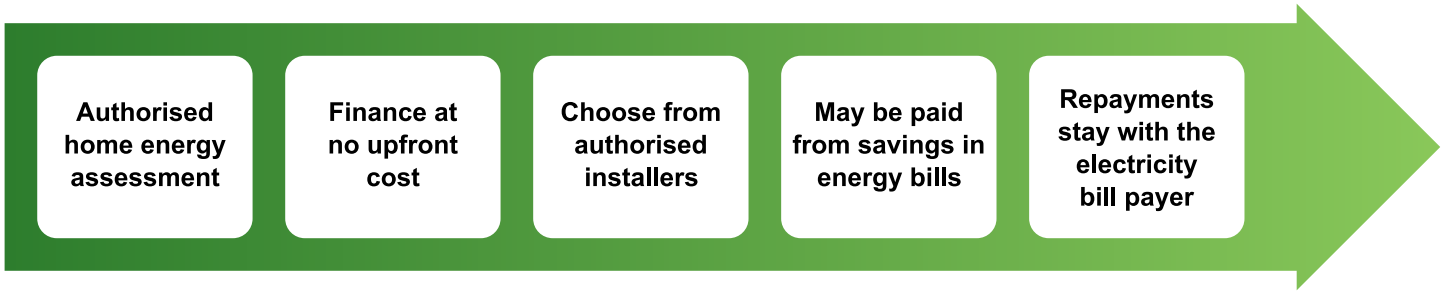
Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Opportunity to benefit from a Green Deal on this property

The Green Deal may enable owners and occupiers to make improvements to their property to make it more energy efficient. Under a Green Deal, the cost of the improvements is repaid over time via a credit agreement. Repayments are made through a charge added to the electricity bill for the property. To see which improvements are recommended for this property, please turn to page 3. You can choose which improvements you want to install and ask for a quote from an authorised Green Deal provider. They will organise installation by an authorised Green Deal installer. If you move home, the responsibility for paying the Green Deal charge under the credit agreement passes to the new electricity bill payer.

For householders in receipt of income-related benefits, additional help may be available.

To find out more, visit **www.direct.gov.uk/savingenergy** or call **0300 123 1234**.



Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at **www.direct.gov.uk/savingenergy**. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Measures with a green tick are likely to be fully financed through the Green Deal since the cost of the measures should be covered by the energy they save. Additional support may be available for homes where solid wall insulation is recommended. If you want to take up measures with an orange tick, be aware you may need to contribute some payment up-front.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Increase loft insulation to 270 mm	£100 - £350	£ 271	C72	✓
Low energy lighting for all fixed outlets	£10	£ 6	C72	
High heat retention storage heaters	£400 - £600	£ 126	B83	✓
Heat recovery system for mixer showers	£585 - £725	£ 14	B84	✓

Alternative measures

There are alternative measures below which you could also consider for your home.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump

Choosing the right package

Visit **www.epcadviser.direct.gov.uk**, our online tool which uses information from this EPC to show you how to save money on your fuel bills. You can use this tool to personalise your Green Deal package.

Directgov
Public services all in one place

Green Deal package	Typical annual savings
Loft insulation	**Total savings of £395**
High heat retention storage heaters	
Electricity/gas/other fuel savings	£395 / £0 / £0

You could finance this package of measures under the Green Deal. It could **save you £395 a year** in energy costs, based on typical energy use. Some or all of this saving would be recouped through the charge on your bill.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Northgate Information Solutions. You can get contact details of the accreditation scheme at http://www.northgate-dea.co.uk/, together with details of their procedures for confirming authenticity of a certificate and for making a complaint. A copy of this EPC has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for compliance and marketing of relevant energy efficiency information. The Government may use some of this data for research or statistical purposes. Green Deal financial details that are obtained by the Government for these purposes will not be disclosed to non-authorised recipients. The current property owner and/or tenant may opt out of having their information shared for marketing purposes.

Assessor's accreditation number:	NGIS802641
Assessor's name:	Mr Damien Davis
Phone number:	07948 596262
E-mail address:	info@damiendavis.com
Related party disclosure:	No related party

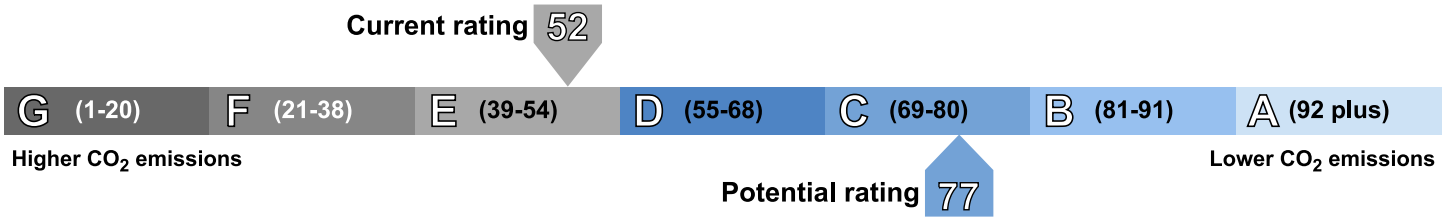
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at **www.epcregister.com**.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 2.1 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 1.1 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.



Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	2,550	(1,876)	N/A	N/A
Water heating (kWh per year)	1,349			

Addendum

A dual rate appliance(s) is present with a single-rate supply. A single-rate appliance has been used for the assessment. Changing the electricity tariff to an off-peak (dual rate) supply is likely to reduce fuel costs and improve the energy rating.